

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Montgomery County

State: OH

PJ's Total HOME Allocation Received: \$19,383,203

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
Program Progress:			PJs in State:	22			
% of Funds Committed	93.58 %	92.54 %	12	91.92 %	67		64
% of Funds Disbursed	90.58 %	87.22 %	7	82.65 %	86		83
Leveraging Ratio for Rental Activities	5.93	6.3	1	4.67	100		100
% of Completed Rental Disbursements to All Rental Commitments***	46.70 %	86.85 %	22	81.09 %	7		6
% of Completed CHDO Disbursements to All CHDO Reservations***	45.06 %	78.55 %	21	68.72 %	13		15
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	87.28 %	81.95 %	9	79.93 %	67		61
% of 0-30% AMI Renters to All Renters***	41.23 %	48.42 %	17	44.94 %	41		41
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	95.61 %	94.10 %	11	94.87 %	29		31
Overall Ranking:			In State:	20 / 22	Nationally:	18	23
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$19,378	\$14,295		\$25,717	228	Units	35.00 %
Homebuyer Unit	\$19,923	\$11,335		\$14,669	49	Units	7.50 %
Homeowner-Rehab Unit	\$24,086	\$18,781		\$20,391	209	Units	32.10 %
TBRA Unit	\$3,591	\$4,129		\$3,201	165	Units	25.30 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Montgomery County OH

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$43,489	\$80,610	\$23,466
State:*	\$76,310	\$82,146	\$20,982
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.91

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	45.4	52.3	64.3	56.4	Single/Non-Elderly:	34.4	25.0	22.7	90.3
Black/African American:	53.7	45.5	34.8	42.4	Elderly:	18.8	6.8	31.9	2.4
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	39.9	31.8	26.6	6.1
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	4.6	29.5	15.9	0.6
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	2.3	6.8	2.9	0.6
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	0.5	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.5	2.3	1.0	1.2					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	48.2	20.5	40.6	90.3	Section 8:	24.3	2.3 [#]		
2 Persons:	17.4	25.0	26.1	4.8	HOME TBRA:	33.0			
3 Persons:	16.1	34.1	15.5	3.0	Other:	8.3			
4 Persons:	8.7	13.6	13.5	1.2	No Assistance:	34.4			
5 Persons:	7.3	6.8	1.9	0.6					
6 Persons:	1.8	0.0	1.4	0.0					
7 Persons:	0.0	0.0	0.5	0.0					
8 or more Persons:	0.5	0.0	0.5	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			123	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Montgomery County

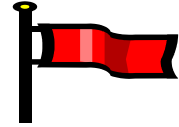
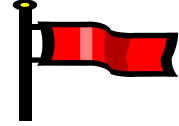
State: OH

Group Rank: 18
(Percentile)

State Rank: 20 / 22 PJs

Overall Rank: 23
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	46.7	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	45.06	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	87.28	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	95.61	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	1.69	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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